

GUARANTY OF LEASE

This Guaranty to **Flats on Carpenter, LLC** ("Landlord") is made this _____ day of _____, 2020, by the undersigned Guarantors ("Guarantors") under the following circumstances:

a. Landlord is about to enter into or has entered into a Lease (the "Lease") attached hereto to _____ ("Tenant"), for the premises located at **12 East Carpenter Street, Flat 201, Athens, Ohio 45701**, and more fully described in the Lease.

b. To induce Landlord to enter into the Lease with Tenant, Landlord requires that the performance of Tenant's obligations be guaranteed as provided below.

c. Guarantor(s) is/are willing to personally guarantee the performance of the obligations of tenant.

Now, therefore, in consideration of the lease of the premises to Tenant and for other good and valuable consideration, the undersigned Guarantor, jointly and severally if more than one, guarantees.

a. That Tenant will pay, when due all of the rents and all other sums payable by Tenant as specified in the Lease; and

b. That Tenant will perform and comply with all of the agreements and obligations provided for in the Lease at the time and in the manner set forth in the Lease.

If the Tenant fails to pay the rental amounts called for under the Lease, Guarantors will be responsible for payment of \$_____ representing the Tenant's pro-rata share of the rental amount due.

Notice of acceptance of this Guaranty by Landlord is waived. Any extension of time for payments due or renewals granted by Landlord, or any extensions of time for the performance of any agreements or any other indulgence which may be granted to Tenant by Landlord shall not release the Guarantor(s) from the liability on the Guaranty. All settlements, compromises and agreed balances made in good faith between Landlord and Tenant shall be binding on the Guarantor(s) Any notice given to Tenant shall be effective as though also given to Guarantor(s).

Signed this _____ day of _____, 20_____.

Witness Signature-*MUST be disinterested third party (not related)*

Guarantor Signature

Print Name

Printed Name of Witness

Address

State/Zip Code

Home Phone#

Work Phone#

Witness Signature- *MUST be disinterested third party (not related)*

Guarantor Signature

Print Name

Printed Name of Witness

Address

State/Zip Code

Home Phone#

Work Phone#